



**APPROVED MINUTES**  
**CUPERTINO PLANNING COMMISSION**  
Tuesday, November 23, 2021

**REGULAR MEETING**

At 6:45 p.m. Chair Wang called the Regular Planning Commission meeting to order. This was a teleconference meeting with no physical location.

**ROLL CALL**

Present: Chair R Wang, Vice Chair Steven Scharf, Commissioners Sanjiv Kapil, Muni Madhhipatla, Vikram Saxena. Absent: None. All Commissioners teleconferenced for the meeting.

**APPROVAL OF MINUTES**

1. Subject: Approve the October 26 Planning Commission minutes  
Recommended Action: Approve the October 26 Planning Commission minutes

Commissioner Madhhipatla moved and Commissioner Saxena seconded to approve the September 28 Planning Commission minutes. Ayes: Wang, Scharf, Kapil, Madhhipatla, Saxena. Noes: None. Abstain: None. Absent: None.

**POSTPONEMENTS – None**

**ORAL COMMUNICATIONS**

Kylie Clark of West Valley Community Services spoke about comments made regarding the unhoused population at the previous Planning Commission meeting and encouraged the Commission to join forces with WVCS to tackle housing issues facing the City.

Jennifer Griffin spoke about upcoming Housing Bills coming from the State.

Lisa Warren encouraged Commission to look into retaining retail space instead of converting it to restaurant space at the former Target at Main Street location.

**WRITTEN COMMUNICATIONS – None****CONSENT CALENDAR – None****PUBLIC HEARINGS**

Chair Wang requested item #3 be moved for discussion before item #2.

2. Subject: Consider a development proposal to demolish an existing commercial building, and construct a new nine (9) unit single family home development with one (1) home containing an Accessory Dwelling Unit (ADU). (Application No(s): EA 2020 001, Z 2020 001, DP 2020 001, TM 2020 001, ASA 2020 003, and U 2020 001; Applicant(s): Alan Enterprise LLC; Location: 22690 Stevens Creek Boulevard; APN#s 341 14 066, 342 14 104 & 105)

Recommended Action: Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Adopt the Mitigated Negative Declaration (EA 2020 001);
2. Approve the Zoning Map Amendment (Z 2020 001);
3. Approve the Development Permit (DP 2020 001);
4. Approve the Tentative Map (TM 2020 001);
5. Approve the Architectural and Site Approval (ASA 2020 003); and
6. Approve the Use Permit (U 2020 001).

Senior Planner Erick Serrano gave a presentation on the development proposal from the old Bateh Brothers property.

Mr. Serrano was asked about the environmental impacts of the project should it be revised to incorporate underground parking. Mr. Serrano responded that while there would not be significant impacts, the feasibility of any such proposal would need to be conducted by the applicant.

Chair Wang opened the public comment period and the following people spoke:

Peggy Griffin  
Jean Bedord  
Jennifer Griffin  
Lisa Warren

Chair Wang closed the public comment period.

Mr. Serrano, Consultants Jaime Matheron and John Thatch, and City Attorney Chris Jensen answered questions from the Commission.

Vice Chair Scharf moved and Commissioner Saxena seconded to approve the Resolutions. Ayes: Scharf, Kapil, Madhhipatla, Saxena. Noes: Wang. Abstain: None. Absent: None.

3. Subject: Consider a development proposal to demolish an existing commercial building and residential unit, remove and replace four (4) protected trees, and construct a mixed-use development consistent of 18 units (five apartments, five single-family homes, and eight townhomes), and 4,500 square feet of commercial space. (Application No(s): EA-2018-06, Z-2018-02, DP-2018-07, TM-2018-04, U-2018-04, ASA-2018-09, TR-2018-39; Applicant(s): Dan Shaw (SCR Enterprises); Location 10625 South Foothill Boulevard; APN#s 342-16-087, -088)

Recommended Action: Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Adopt the Mitigated Negative Declaration (EA-2018-06);
2. Approve the Zoning Map Amendment (Z-2018-02);
3. Approve the Development Permit (DP-2018-07);
4. Approve the Tentative Map (TM-2018-04);
5. Approve the Architectural and Site Approval (ASA-2018-09);
6. Approve the Use Permit (U-2018-04); and
7. Approve the Tree Removal Permit (TR-2018-39).

Senior Planner Erick Serrano gave a presentation on the development proposal from the old Foothill Market property.

Dan Shaw of SCR Enterprises was in attendance and answered questions.

Commissioners asked questions and made comments.

Chair Wang opened the public comment period and the following people spoke:

Jennifer Griffin  
Peggy Griffin  
Lisa Warren

Chair Wang closed the public comment period.

Planning Manager Piu Ghosh clarified that “commercial use” as outlined in the

presentation and attachments would include retail uses as a subset, and that commercial uses are more expansive.

Mr. Serrano and City Attorney Chris Jensen answered questions from the Commission.

Vice Chair Scharf moved and Commissioner Saxena seconded to approve the Resolutions. Ayes: Wang, Scharf, Kapil, Madhhipatla, Saxena. Noes: None. Abstain: None. Absent: None.

Commission recessed from 7:51 to 7:56.

#### **OLD BUSINESS – None**

#### **NEW BUSINESS**

Chair Wang encouraged Commission to read up on the upcoming Housing Element from the State's HCD and Planning Commission Academy websites.

#### **STAFF AND COMMISSION REPORTS**

Vice Chair Scharf shared that the Loma Prieta chapter of the Sierra Club opposed SB 35.

Chair Wang attended the most recent CALE meeting.

Interim City Manager Greg Larson thanked Commission for their service.

#### **FUTURE AGENDA SETTING**

Ms. Ghosh encouraged Commission to think of items for discussion at the December Planning Commission meeting that will be presented to City Council for the 2022-2023 City Work Program.

#### **ADJOURNMENT**

At 9:31 p.m., Chair Wang adjourned the meeting.

/s/Cyrah Caburian  
Cyrah Caburian, Administrative Assistant